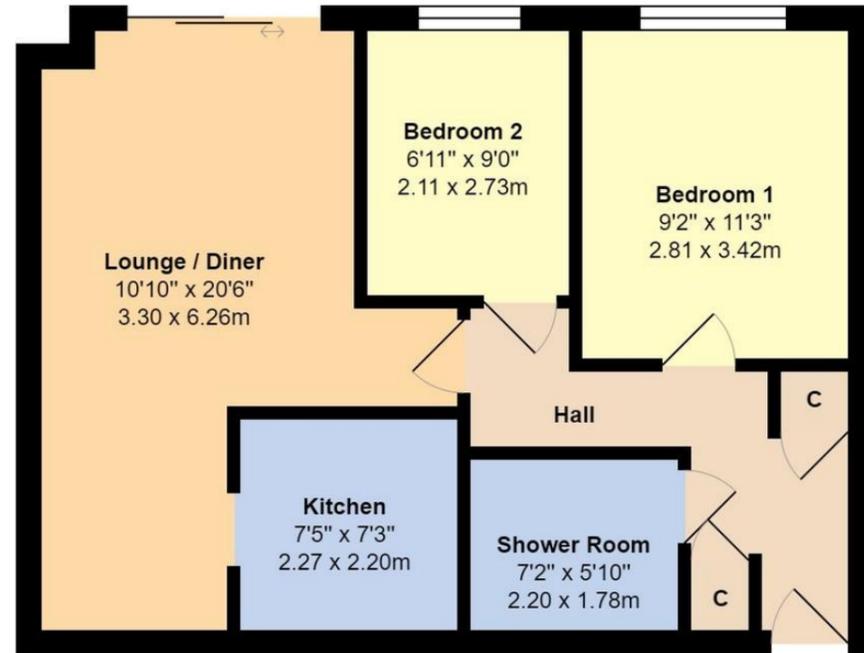


16 St Catherines Court, Irvine Road,  
Littlehampton, BN17 5HP  
£125,000 - Leasehold

Glyn-Jones



Total Area: 566 ft<sup>2</sup> ... 52.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2022

Additional Property Information:

Council Tax Band – B

Energy Efficiency Rating – C

Tenure – Leasehold with 62 years remaining - there is a unique clause within the lease that states that leaseholders can extend the lease for an additional 99 years free of charge when it is in its' final year (likely to be solicitors fees)

Maintenance – £226.20 per month including water rates

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office  
01903 739000  
www.glyn-jones.com



Glyn-Jones Estate Agents are delighted to offer for sale this ground floor retirement apartment situated in a popular block within close proximity to Littlehampton town and the seafront.

The accommodation comprises of; an entrance hall with built in storage cupboards, two double bedrooms, a lounge/diner with access out to communal gradens, a fitted kitchen and a modern shower room. The property also benefits from double glazing and electric heating.

St Catherines Court is an age restricted development whose occupiers must be aged 60 or over (for women) and 65 or over (for men). Residents benefit from use of communal facilities including a resident's lounge, off road parking and laundry room.

Agents Note: We do understand that some leniency may be given to a couple if at least one of the owners is of the required age.

No forward chain.

# 16 St Catherines Court, Irvine Road, Littlehampton, BN17 5HP

£125,000 - Leasehold

St Catherines Court is conveniently situated on the corner of Irvine Road and St Catherines Road, just 350m from Littlehampton Town Centre and just 400m from Littlehampton's famous seafront and promenade.

The town centre offers a wealth of shops, banks and eateries, as well as Littlehampton train station, which provides links to London, Brighton and the surrounding area.



*Ground Floor with Private Patio*

